



2016 Accomplishments

City of Huntington Beach

Department of Community Development

Grand Openings!!



Pacific City Commercial

Surf City continues to experience a “wave” of new development throughout 2016. With major openings of Pacific City Commercial, the Pasea Hotel & Spa, HB Lofts, and the Senior Center in Central Park, residents and visitors to the City of Huntington Beach can experience numerous new businesses and amenities. Pacific City Commercial, along Pacific Coast Highway, south of downtown, consists of over 35 retailers, 13 restaurants, a specialty food court and an underground parking

garage. The planning and development process lasted six years. Over 5,000 inspections were performed over a 2 ½ year construction period. Adjacent to Pacific City, the Pasea Hotel & Spa held a grand opening in July 2016. The resort has 250 guest rooms, a spa, dining, and conference rooms. The construction phase was 20 months, and over 2,400 inspections were completed prior to building final. HB Lofts, a 378 unit apartment complex with ground floor retail, at the southeast corner of Gothard St and Center Ave, was completed in June 2016. On July 10th, the

Senior Center in Central Park opened. The 38,000 square foot center is an example of all City departments working together to create a high quality project that was completed on time. Planning and Building staff were instrumental in assisting these projects from start to finish, resulting in enhancing our Huntington Beach Community. We have a bright future as our development activity continues to expand and attract a broad range of new business and new residents.

**Be sure to
check our
website for the
most
up-to-date
information
on major
projects!**

Special Points of Interest:

- **Planning Commission reviewed 32 applications**
- **Pacific City Commercial, Pasea Hotel & Spa, HB Lofts and Senior Center in the Park all had their Grand Openings**

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- Waterfront Hilton Expansion Project, Springhill Suites Marriott, Monogram HB Apartments, Pacific City Apartments, and 13 new townhouses permitted at 17541 Newland Street are currently under construction and in the inspection phase
- Currently inspecting 7 new homes permitted in the Brightwater community
- Completed permits, inspections and final approvals for Pacific City Retail Center, including Certificates of Occupancy for over 40 tenants

Pacific City Apartments



- Completed inspections and final approval for the 250 room Pasea Hotel & Spa
- Completed inspections and final approval for new 24 Hour Fitness Super Sport at 9051 Atlanta Ave, Planet Fitness at 19101 Goldenwest St and LA Fitness at 19330 Goldenwest St
- Grand opening of 37,924 sf Community Senior Center in Central Park
- Successfully met AB2188 plan check review & inspection deadlines for 760 residential photovoltaic solar permits

Permit and Plan Check Services Activity

- Provided customer service to 22,800 public counter customers (87/day avg.)
- Answered over 50,850 telephone communications
- Reviewed and approved 10,535 permits with a total construction valuation of over \$242,000,000
- Performed 778 over-the-counter building plan reviews
- Performed 860 extensive building plan reviews
- Performed 2,030 plumbing, mechanical and electrical plan reviews
- Scheduled and conducted 218 counter meetings with developers and residents
- Provided Project Coordination of 16 Large Projects
- Customers scheduled 5,400 inspections via Online Inspection Requests
- 3,900 public records were viewed by customers, using the department kiosk system
- Received and responded to 60 citizen inquiries via Surf City Pipeline

**Need to
schedule a
building
inspection? Call
our inspection
line at
714-536-5241**

Inspection Services Activity

- Performed over 38,000 building, mechanical, plumbing, electrical and certificate of occupancy inspections (168/day avg.)
- Processed 18,900 telephone inquiries from customers
- Conducted 50 inspection meetings/training sessions reviewing 128 issues/topics
- Issued a combined 55 actions on properties for 30 Day Notice and Administrative Citation
- Conducted 335 field meetings with developers and contractors



Residential Construction Project

- Provided customer service to an estimated 5,360 (22/day average) telephone calls and 10,660 (43/day average) walk-in zoning inquiries
- Received 155 zoning and entitlement applications for processing
- Performed 957 over-the-counter plan checks for zoning conformance
- Performed 1,360 plan checks for zoning compliance; plus 204 grading and 78 landscaping plans
- Processed 747 certificates of occupancy for new or change of business
- Processed 67 requests for address assignment or address amendment
- Processed 60 Temporary Activity Permits and 56 Temporary Sign Permits
- Processed 13 Wireless Permit applications
- Conducted 100 Pre-Application Meetings
- Issued 38 zoning conformance letters
- Assisted with 171 phone calls inquiring about flood information
- Mailed approximately 15,134 flood information brochures to properties in floodplain
- Received and responded to 52 Citizen Inquiries via Surf City Pipeline
- Continued to implement the Sire Program (scanning of files/documents) and the Q-matic tracking system



Entitlement Processing

- Planning Commission - reviewed 7 items at Study Sessions and acted on 32 applications/items at 18 meetings
- Zoning Administrator - held public hearings and acted on 62 applications at 23 meetings
- Design Review Board - reviewed and acted on 22 applications at 11 meetings
- Development Assistance Team – reviewed 25 issues/concept plans and provided cross-training at 17 meetings
- Project Review Staff meetings – reviewed 344 issues/entitlements at 51 meetings
- Processed 25 Administrative Permits by Planning staff
- Processed 3 final parcel maps, 4 final tract maps, and 4 lot line adjustments
- Mailed approximately 42,000 total public hearing notices (Planning Commission - 19,553 notices; Zoning Administrator - 18,339 notices, Design Review Board - 3,651 notices)



Projects Reviewed by the Planning Commission

The Planning Commission reviewed 32 applications/items including:

- | | | |
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| • Newland Condominiums (13 units) | • Davenport Marina Appeal | • Main Street Commercial Building |
| • Housing Element Amendment | • Marriott Springs Hotel Beer & Wine | • Garfield Condominiums (10 units) |
| • Delaware Street General Plan Conf. | • Department Name Change ZTA | • Sunset Beach Foundation Type ZTA/ZMA |
| • Bungalow Live Entertainment & Dancing | • Capital Improvements Program GPC | • Nguyen Setback Variance |
| • Planet Fitness Health Club | • Replacement of Water Well #1 | • Pegasus School Enrollment Expansion |
| • Sunset Beach Yanez Mixed Use | • Ellis-Goldenwest Equestrian Trail Amendment | • No Ka Oi Live Entertainment |
| | • Ola Live Entertainment | |

The Planning Division provided staff support to the following:

- City Council
- Planning Commission
- Zoning Administrator
- Historic Resources Board
- Environmental Board
- Southeast Area City Council Committee
- Sunset Beach City Council Committee
- Wintersburg Preservation Task Force
- Environmental Assessment Committee
- Economic Development City Council Committee
- Downtown Economic Development City Council Committee
- Development Services Team
- Development Assistance Team
- U.S. Naval Weapons Station Seal Beach Joint Land Use Study
- As well as, other agency/department projects such as:
 - Preparation of the 2016 Orange County Population Projections
 - Provided demographic information and housing inventory to the Department of Finance and CDR
 - Participated in settlement conferences with the City Attorney's office regarding CEQA litigation
 - Provided general assistance, review and work on the following projects: Huntington Harbour beaches sand replenishment project, Surf City Air Show, Beach playground, Edinger Avenue Widening, Harriett Wieder/Overlook Park parking, Heil Fire Station improvements, Bolsa Chica median, former County transfer station site, PD Parking lot, review of the Santa Ana River Parkway and Open Space Plan, various CEQA review for other department projects and other outside agencies
- Monitored the California Energy Commission Certification Process for AES Huntington Beach Energy Project

**Check our
homepage for
any upcoming
Board or
Commission
meetings**



Pasea Hotel & Spa

**Need to file a
Code
Enforcement
Complaint? File
one online at:
[http://
www.huntingtonbeachca.gov/services/
forms-applications/
code-enforcement-
complaint.cfm](http://www.huntingtonbeachca.gov/services/forms-applications/code-enforcement-complaint.cfm)**

Advance Planning Division

The Advance Planning Division staff worked on numerous projects in 2016. A list of the major Advance Planning project actions is provided below:

- Continued to work on the General Plan Update, which consisted of the completion of an administrative draft General Plan, draft Greenhouse Gas Reduction Program, draft Coastal Resiliency Program
- Submitted a Local Coastal Program Amendment (LCPA) application to the California Coastal Commission regarding the Sunset Beach Specific Plan; Coastal Commission staff deemed the application complete in August
- Processed a Zoning Map Amendment, Zoning Text Amendment, Local Coastal Program Amendment and Negative Declaration to the Planning Commission and City Council for changes to the Sunset Beach Specific Plan related to flood plain requirements
- Processed an Entitlement Plan Amendment for Rainbow Environmental
- Commenced work on a development application for the former Ridge site (Los Patos Ave & Bolsa Chica Road); includes eight different entitlement and development applications
- Completed a Community Rating System (CRS) Recertification Packet, which will result in a continued reduction of flood insurance premiums for residents and businesses
- Processed a Local Coastal Program Amendment to the City Council for various text amendments to the Huntington Beach Zoning and Subdivision Ordinance and submitted to the Coastal Commission for certification
- Commenced work on the FEMA FIRM Updates, includes attending local agency webinars, participating in workshops and reviewing the draft FIRM



Senior Center in the Park



Waterfront Hilton Expansion

**Access our
applications and
forms online prior to
your visit. Have a
planning question?
Submitting an
entitlement? Set up
an appointment!**

**[http://
www.huntingtonbeachca.
gov/government/
departments/planning/
applications/schedule-an-
appointment.cfm](http://www.huntingtonbeachca.gov/government/departments/planning/applications/schedule-an-appointment.cfm)**

Code Enforcement Division

In 2016, the Code Enforcement Division continued to see success in its efforts to maintain and improve the quality of life throughout the community through education, communication, and enforcement action. Over the course of the year, the Code Enforcement Division received over 6,800 complaints, generated approximately 2,785 new cases, closed 2,725 cases and conducted over 7,995 inspections, and successfully resolved almost 94% of all cases through voluntary compliance.

- January 2016 thru September 2016 Code Enforcement closed twelve

(12) Illegal Medical Marijuana Dispensaries

- In conjunction with Police, Fire and the City Manager's office, Code Enforcement conducted a presentation on Residential Sober Living facilities to City Council
- Presentation to local realtors regarding "Open House" signs and working with local real estate agencies to minimize sign congestion
- Coordinated efforts with the Public Nuisance Task Force to address 32 nuisance properties with the cooperation of the Police, Fire, Building, and Public Works

Departments, in addition to the City Attorney's Office

- Issued over three hundred (300) notices to property owners advertising short-term vacation rentals in violation of the City's zoning code
- Provided two full time code enforcement officers dedicated to CDBG enhancement areas, one specifically dedicated to the Oak View area
- Attended quarterly Oak View Task Force meetings with other City staff and community members
- During the U.S. Open of Surfing, Code Enforcement conducted one hundred sixty-nine (169) inspections/ contacts



Our Vision:

"Community Preservation and Education to Ensure Huntington Beach is a Great Place to Live, Work and Play."



City of Huntington Beach
Department of Community
Development

2000 Main Street, 3rd Floor
Huntington Beach, CA 92648

Main Line: 714-536-5271

Code Enforcement: 714-375-5155

Inspection Request: 714-536-5241

Fax: 714-374-1540

Email: [community.development](mailto:community.development@surfcity-hb.org)

[@surfcity-hb.org](mailto:community.development@surfcity-hb.org)

Department News

The City of Huntington Beach values the quality of our staff. We would like to acknowledge their promotions, accomplishments, and appointments over the last year:

- Nicolle Bourgeois was hired as a Planning Aide
- Kimo Burden was hired as a Planning Aide
- Katie James was hired as an Office Assistant II
- Jessica Bui was hired as an Assistant Planner
- Christopher Wong was hired as an Associate Planner
- Jasmine Daley was promoted to Permit & Plan Check Supervisor
- Gus Santos was promoted to Inspection Supervisor
- Nicolle Bourgeois received her Masters of Urban and Regional Planning Degree
- Tess Nguyen completed the inaugural City of Huntington Beach Leadership Academy
- David Moreno received his ICC—Electrical Plan Review Certification
- Brian Martin received his ICC Residential Building, ICC Electrical Residential, and ICC Electrical Commercial Certification
- Jeff Erickson received his ICC Electrical Residential and ICC Residential Building Certification
- Kevin Kirby received his Certified Access Specialist Program (CASP) Certification
- All Department Staff attended the training course "Working Successfully with Customers"
- Commenced implementation of new Accela Land Management Software System

WE ARE ON THE WEB

www.huntingtonbeachca.gov